

## ARTICLE XXXI

### BED AND BREAKFAST ORDINANCE

#### **Section 31.01 Intent and Purpose**

The intent and purpose of this ordinance is to provide general guidelines for approval and control of Bed and Breakfast units.

Used for transient guest use for compensation and by prearrangement. A continental or American breakfast may be served to overnight guests only. A breakfast that included more than coffee, juice and commercially prepared roll may require a permit from the Michigan Department of Public Health.

#### **Section 31.02 Definitions**

Bed and breakfast (Tourist home) Establishment is a use which is subordinate to the principal use of a dwelling as a single family dwelling unit and in which transient guests do not stay more than fourteen (14) consecutive days and are provided a sleeping room and board in return for payment.

Boarding House: See Rooming House,

Tourist Home: See Bed and Breakfast,

#### **Section 31.03 Uses Permitted by Special Use Permit**

The following uses are permitted by Special Use Permit provided all the requirements of Section.

1. Bed and breakfast establishments

#### **Section 31.04 Standards For Issuance of Special Use Permit**

The following standards apply to specific uses of land permitted by Special Use Permit pursuant to the procedures of this Ordinance. The regulations contained in other sections of this ordinance concerning such areas of concern such as building setbacks, permitted uses, conditional uses and the general provisions shall apply.

1. Bed and Breakfast establishment:
  - a. Location Requirements: Bed and Breakfast establishments are permitted by Special Use Permit in all districts, except that no such use shall be permitted on any property where there exists more than one (1) other bed and breakfast use within One hundred (100) feet, measured between closest lot lines.:
2. Site Requirements
  - a. One (1) parking space per room to be rented shall be provided on site, in addition to the parking required for a single family dwelling. Parking shall be arranged so as not to pose negative impacts on adjacent properties or necessitate on-street parking.
  - b. The parcel on which the establishment is to be operated must meet or exceed the minimum lot area requirements of the zoning district.
3. Performance Standards:
  - a. The primary use of a bed and breakfast establishment must be as a residence occupied by the owner, who operates and occupies said structure. The total bed and breakfast facility may have up to six (6) bedrooms used for transient guests for compensation

- and by prearrangement. A Continental or American breakfast may be served to overnight guests only. A breakfast that included more than coffee, juice and commercially prepared roll may require a permit from the Michigan Department of Public Health,
- b. The applicant shall provide a scaled floor plan of the premise as part of the Special Use Permit application.
  - c. The exterior appearance of the structure shall not be altered from its residential district character.
  - d. The impact of the bed and breakfast establishment on the neighborhood shall be no greater than that of a private home with weekend guests.
  - e. Each sleeping room shall have a separate smoke alarm as required in the building code.
  - f. A fire escape plan shall be developed and graphically displayed in each guest room
  - g. A minimum of 1 (one) fire extinguisher in proper working order, shall be located on each floor.
  - h. The establishment shall contain at least two exits to the outdoors.
  - i. One sign is permitted as pertains to Signs - Article XXXII of the Solon Township Zoning Ordinance.
  - j. Rooms utilized for sleeping must be part of the primary structure. The minimum size for sleeping exclusive of bathroom must be one hundred twenty (120) square feet. If outbuildings are to be remodeled for sleeping facilities, they must meet applicable building codes. There will be a limit of two (2) outbuildings that may be remodeled for the above purposes.
  - k. No guest rooms shall be located in a basement or cellar unless egress is of a direct, same level walkout type.
  - l. No transient occupant shall reside on the premises for more than fourteen (14) days and not for more than thirty (30) days in one (1) year.
  - m. Lavatories and bathing facilities shall be available to all persons using the residence.
  - n. No separate or additional kitchen facilities shall be provided for the guests.
  - o. Retail sales are not permitted beyond those activities serving overnight patrons.
  - p. Meals shall not be served to the public at large but only to guests.
  - q. Exterior solid waste facilities beyond what might normally be expected for a residential structure shall be prohibited.
  - r. Parking spaces and street entry shall be paved wherever six (6) or more bedrooms are provided.

#### **Section 31.05 Granting of Permit**

Permit is granted as "special use permit" by the planning commission. To be Reviewed and renewed annually. The planning commission shall review the renewal application and subject to conditions in the ordinance, and the applicant's compliance with same, issue a renewal or denial with reason. The guest register shall be available for review by the Zoning Administrator or the Township Supervisor.

#### **Section 31.06 Penalty for Violations**

It shall be a misdemeanor to violate this ordinance and a fine of up to \$100.00 or 90 days in jail may be assessed at the discretion of the court. Loss of permit may result for serious or repeated offenses of the particulars of this ordinance at the discretion of the planning commission. Loss of permit may be appealed to the township zoning board of appeals.